



July 13, 2020

STCA, LLC – Peter Brennan
5335 Meadows Rd, STE 108
Lake Oswego, OR 97035

RE: Second Letter of Completion –Brownstone West Preliminary Subdivision (PSUB2019-00561)

The City of Sammamish has received revisions to the above referenced application for continued review on June 22, 2020. The revised application was submitted in response to the City's review¹ of the original application submitted on November 4, 2019. The City has determined the application as submitted included the items necessary to continue review and they have been deemed complete for processing.

Pursuant to Sammamish Municipal Code (SMC) 20.05.020 this application will be processed in accordance with the procedures for a Type 3 land use permit decision. During the review of your application, should the City determine that further information is necessary, you will be notified with a request for additional information.

Furthermore, notice is hereby given in accordance with SMC 20.05.100(4) that the City of Sammamish will not meet the target of 120 days from the original date the application was deemed complete on November 27, 2019 to the time a decision is made which will be in the form of a Staff Recommendation to the Hearing Examiner.

In the event that City Staff is unable to meet this target time limit, SMC 20.05.100(4) dictates that the applicant shall be provided written notice that includes a statement as to why the target time limit has not been met and an estimated date for issuance of the Staff Recommendation. Reasons as to why staff is unable to meet the target 120-day time limit are as follows:

1. STCA, LLC submitted four land use applications that are being reviewed concurrently: Brownstone West (PSUB2019-00561) and Sammamish Town Center SW Quadrant (UZDP2019-00562, PSUB2019-00563, and BSP2019-00564). This is a complex development proposal requiring the city to utilize specialized consultants to provide adequate technical review;
2. This is a high-profile project and has generated a high volume of public involvement through public comment, phone calls, and in person conversations;
3. Said applications will be processed as Type 3 land use permit decisions pursuant to SMC 20.05.100 which requires preparation of four separate Staff Recommendations to the Hearing Examiner; and
4. Additional staff review may be required prior to issuance of a Staff Recommendation and setting of a hearing date before the City's Hearing Examiner.

Staff anticipates processing of said application(s) will proceed as follows:

1. In response to the first review letter dated March 10, 2020, Staff anticipates the need for 60 days to review STCA's response and provide additional review letters if necessary. It is anticipated that each subsequent City review will take up to 60 days; and

¹ Plan Review Summary for STCA's Southwest Quadrant Town Center Development Proposal dated March 10, 2020

2. Upon completion of the City's final review, it is anticipated that it will take up to 30 days to draft and issue a Staff Recommendation to the Hearing Examiner and issue Notice of Public Hearing, SEPA Threshold Determination, and Staff Recommendation; and
3. The Public Hearing will begin no less than 72 days after the issuance of Notice of Public Hearing, SEPA Threshold Determination, and Staff Recommendation.
4. It is anticipated that a decision will be made by the Hearing Examiner in Winter or Spring of 2021.

In accordance with SMC 20.05.060 and 20.05.100(4), on July 20, 2020, the City will issue a joint Notice of Revised Application and 120 Day Clock Exceedance by the following means: mailed notice to property owners within 1,000 feet of the subject site, mailed or emailed to all persons who submitted public comment during the comment period, updating signs already posted on the project property, and by placing a legal notice in the local newspaper. A 21-day public comment period will follow the noticing.

Should you have any questions concerning your application, please call me directly at 425-295-0547. Email correspondence can be sent to chankins@sammamish.us with towncenter@sammamish.us copied on all email correspondence. Please also be sure to include the project file name and file number in the subject line (e.g. "UZDP2019-00562- Brownstone West"). Project information is available on the City of Sammamish website at <https://www.sammamish.us/towncenterprojects>

Sincerely,

Electronic Copy - Sent Via Email on 07/13/2020

Chris Hankins, Senior Planner
Community Development Department
City of Sammamish
425-295-0547
chankins@sammamish.us

Cc: David Pyle, Director
Kellye Hilde, Deputy Director
Darci Donovan, Special Projects Coordinator